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## The New Comprehensive Plan for the Town of Southold

Below is a compilation of the public input we gathered regarding the draft Economic Chapter. You'll need to use the draft to follow along with the comments. They are numbered to match the goals and objectives in the draft chapter.

<u>Economic Chapter Public Input Meetings</u>		<u>How your input was used (and if not, why)</u>
	<b>Goal 1</b>	
	<b>Comments from the 1/22/11 meeting</b>	
1	Careful selection of membership on the economic development committee is key to the success of the economic chapter. This should be driven by industry, business success, diverse representation and personality/enthusiasm.	We agree and have asked that this be noted in the revised plan.
	<b>Comments from the 1/31/11 meeting</b>	
1	Farms/wineries, fishing industries – the Town should take advantage of these because they actually produce something and create jobs and find ways to help these industries thrive.	This is in the plan already
2	The town should be more business friendly – the idea of an ombudsman to help people through the regulatory process and improving the regulatory process.	This is a good idea and we see that as a responsibility of the Economic Development Committee recommended in Goal 1.
3	Determine what the specific needs are for businesses in the Hamlet so that people are attracted to the downtown, in the town should encourage those businesses through tax abatement or other financial incentives. Trying not to have too many duplicate types of businesses in one Hamlet center.	This is already in there in the discussion on the Leakage Analysis.
4	Over 55 Active Residential housing in the Halo zones will help downtown businesses.	This is already included in the plan.
5	Town funded Arts Center	The idea of the arts being under-represented



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		in this draft chapter was brought up several times – we agree and will work these ideas into the revised chapter.
6	The economic development committee should include various sectors of the community and be representative of the entire community, including different types of businesses, local people, a very diverse group.	Yes, this idea is in the chapter already.
7	We agree the MTA tax needs to go	
8	Vocational education/training should be emphasized and isn't really available here anymore. HVAC, electricians, plumbers, etc.	We will be adding this idea into the chapter.
9	Revisit zoning laws – make the regulatory process much more efficient, if the use is allowed in this zoning district, parcel owners should not have to spend hundred thousand dollars and five years getting through the site plan process.	Yes we agree and are adding some version of this idea to the chapter (it was in there already to some extent).
10	Protect and support the current industries here in town now.	Yes, this is in the chapter already.
	<b>Written comments</b>	
1	1.1 include Long Island wine Council and Long Island Farm Bureau on the economic development committee	The chapter includes calling for a diversity of representation on the proposed Ec. Development Committee.
2	Ec. Dev. Committee . When populating the committee, care must be given that not only business interests are considered, but other sectors of the community are fairly represented as well. Suggestions: a resident representative from each Hamlet, or at least three seats be held by residents from different areas of the town, +2 representatives of the workforce, these could be workers recruited from healthcare, education, agriculture or the service industry. Also sent the environmental community should be represented.	The chapter includes calling for a diversity of representation on the proposed Ec. Development Committee. These are all good ideas that the Town Board may consider when implementing the chapter recommendation to create the committee.
3	Goal #1- omits light industrial (job creating – low service demand) and retail as subject	We took your suggestion and added these to the list in goal number one. Also light



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	of new and growth of existing business sectors. Maritime related has limited growth particularly in recessionary economy.	industrial businesses are mentioned in one of the objectives under goal one.
4	Goal #1-2 Funding for Surveys, reviews etc	A discussion on the need for funding for these is already in the plan.
5	Goal #1-4 unclear purpose inasmuch as retail is omitted from goal #1-1	See number three above, we added retail.
6	1-4a Develop specific source of funding or it will never happen. I suggest that the current mortgage transfer tax collection now dedicated to acquisition of open space be apportioned to fund redevelopment and rehabilitation of “closed space”, i.e. site plan integrations, storm water runoff mitigation, legal costs of cross-easement agreements consolidating ingress/egress to adjoining properties (reducing curb-cuts to Main Rd), signage, and architectural review later identified in goal #2-7. This could be wrapped into tax abatement and exemption that matches owner investments facilitating execution of the plan	The plan already identifies the need for funding. We agree that funding is needed, however the specific idea you mention of reallocating some of the transfer tax money we did not add to the plan at this time. Identifying and coming up with ideas for funding sources will be the job of the Economic Development Committee.
7	1-4b What is a “big-box”? Discrimination of franchise vs non-franchise operation. What is the inherent or intrinsic difference. Issues should be addressed as identified in #2-7. What if franchisee is local resident? Positive aspect of franchise as a marketing tool, serving as screening device for capital requirements, standard, quality controlled operations, branding and fact that most Mom and Pops fail. Culture war?	We asked the consultant to reword this part of the plan to take out the words "franchise establishments" in 1-4b, and instead had this objective focus on all locally owned businesses.



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	Goal 2	
1	This goal is not measurable and is really a vision statement. Take it out and either re-word it to be more concrete and measurable, or turn the appropriate objectives into goals.	Yes, we agreed with the comments that goal number two needed to be more tangible and clarified. We are going to re-work this section of the plan.
2	Simplify zoning laws	We agree, and this is in the plan.
3	Make the application process for site plans predictable and specify the time-frame.	We agree, and this is in the plan.
4	Allow for affordable 2 family houses	We agree, and the plan does address housing to some extent, as will the Housing Chapter of the plan that will be coming out later this year.
5	Hire a town zoning ombudsmen - but be cautious about this person's affiliation and objectivity.	While we won't be putting this in this the plan specifically, this is an interesting idea and it could be that the Economic Development Committee will work on this idea and make recommendations to the Town Board.
6	Ask for concessions from business. For example, a new store could offer to provide some training for high school students in how to open a similar business.	The plan does call for more programs with local businesses to provide mentoring, training, internships, etc.
7	Obj 2-2. Do not allow for expedited permitting for the list of development site priorities. Instead improve the overall process for site plans. <b>Do permitting well.</b>	The plan does call for improving the permitting process, so we agree with that idea.
8	OBJ 3. Will not help achieve the goal, especially in Orient. Instead add the idea of small community sewers. Do not transfer sanitary credits. Currently we are using the land to purify our wastewater. The Suffolk County health Department has minimum acreage/gallon usages the earth has a limited ability to process waste effluent. The Hamlet areas are already noncompliant and most are	We are going to use this idea and make sure the plan includes a discussion that communities with fragile groundwater systems require more analysis and a different approach than what is described in objective 3.



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	adjacent to fragile environments. Instead look at small community sewers that purify effluent before it reaches the land and aquifers. There are new techniques that do a good job with modest infrastructure and natural systems.	
9	Support tailored approach for each Hamlet. Agree with the idea of the gradation of commercial zoning districts.	
10	Consider a revolving fund which purchases problem or strategic parcels, reconfigures or imposes deed restrictions and either is reintroduced to the market were issued with an RFP for the best use. This will tackle issues/locations one step at a time, learning as we go.	This is an interesting idea, however we did not include it as an objective in this chapter. It doesn't seem feasible at this time, but the Economic Development Committee might consider this at some point down the road.
11	<b>DO NOT USE TAXPAYER MONEY</b> to subsidize private business. Instead of the town providing incentives to businesses, use money in a way that benefits either our environment or the town as a whole. These in turn will support local businesses in work generated, products purchased and in attractiveness of public amenity. Examples: low impact infrastructure for road ends in a long water bodies, small community sewers (with rate plan), greenways, off-road bicycle routes, waterfront parks, WaterSense program, and opportunity to use town owned buses when unused (weekends, evenings). In the Hamlet's, identify public amenities first. This is where public money should go. That allow business to be established organically (this in response to the objectives asking businesses to incorporate public space in their site plans).	The plan does already include improving infrastructure for business, but we will make the plan clearer, and work in this idea of the Town investing in infrastructure to stimulate commercial activity, rather than giving tax breaks.
12	Beware of recommending items that go against what we are advocating. For instance, location of the entrepreneurship center is recommended for the Peconic school, which	This is something we do need to keep in mind.



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	requires access by motor vehicle. This goes against green initiatives. Why not start with libraries instead?	
13	Beware of encouraging eco-/Agro tourism uniformly – needs to be zoned as usage can be intense.	This will certainly be taken into account.
14	Objective 5. . Public/private partnerships too vague. Add detail like farmer's market provided on town land.	We will add more details and better examples here.
	<b>Comments from the 1/31/11 meeting</b>	
1	2-7. Incorporate Hamlet stakeholder recommendations into design standards and create a best practices/design standards manual including incorporating the natural environment into the design standards.	This is already in the chapter & also will be addressed in the Community Character Chapter.
2	2-6. Town Board annual report on greening of Southold	This is a good idea, and we will refer it to the Town's Renewable Energy Committee.
3	2-2. Add: chambers of commerce and trade organizations to possible partnerships.	We will do so.
4	Provide a tax break for businesses that improve their property may be for the first few years after they do the improvement and especially if they incorporate green practices. Reward people for doing the right thing. Use CPF money to pay for these tax incentives or abatements.	The Natural Resources & Environment Chapter will be where this sort of thing will be addressed more thoroughly, although there is already mention of some of this idea in the Economic Chapter. At this time CPF \$ cannot be used for this sort of thing, but maybe someday in the future the legislation could be changed.
	<b>Written comments</b>	
1	2-3. We are concerned that transferring credits from one part of the town to another could lead to the overburdening and over development of some Hamlet centers. We are not opposed to the transfer of sanitary flow credits, but the issue must be carefully studied and done only in conjunction with all smart growth planning tools outlined in this plan. A strict set of criteria and strict limits on how	We hear your concerns and expect this to be more fully addressed in the Natural Resources Chapter as well as in the Land Used Chapter.





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	many credits can be transferred must be adopted if Southold is to use this planning tool. Also advanced septic technologies to better treat waste and reduce nitrogen must be adopted.	
2	2-4. Add "business community" to the list of possible partnerships.	We will do so.
3	2-6 Require an annual plan and report from the Town Board as to what efforts it has made and what accomplishments have occurred in furtherance of “greening” of the Town controlled activities	This is a good idea, and we will refer it to the Town’s Renewable Energy Committee.
4	2-8. Plum Island is both an ecologically diverse and historically significant island and must not be developed commercially or residentially. All environmental degradation and pollution resulting from the operation of the Plum Island animal disease Center must be remediated by the federal government before vacate the island. Plum Island must be preserved as a national wildlife refuge as argued by the preserve Plum Island coalition.	<p>We agree that this must be done, however we didn't feel the Economic Chapter was the place to discuss this in detail.</p> <p>The Natural Resources Chapter &amp; the Land Use Chapter will be where Plum Island may be discussed in more detail.</p>
5	2-8 Suggest including the CAC as a “Responsible Party”	We will do so.
6	2-9a. Expanding commercial and industrial zoning should not be considered until the point when all existing land in the zones is utilized and then only after close consideration is given to impacts on the environment and quality of life.	This is already in the plan, and this sort of analysis would happen prior to any re-zoning.
7	2-10. Shorten the time to revisit the town's buildout analysis to three years because of the economy ebbs and flows, change may occur more rapidly.	Good idea, but maybe not feasible.
8	While reading about encouraging green initiatives, I was disappointed to see that Historic Preservation was not mentioned. I have read that even a LEED certified new	We will work this concept into the plan.



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	house takes 75 years to become as efficient as it would have been to leave an existing house. It seems that incentives to renovate would be very green and make a lot of economic sense, too.	

### GOAL 3

	<b>Comments from the 1/22/11 meeting</b>	
1	Obj. 1. Town purchases farmland & rent it out at low cost	This is a good idea, and would be one way to accomplish an affordable farmland program.
2	Goal 3. Lots available with county and state	
3	Goal 3. Objective 3. The group agreed that this would be useful & questioned the size and wrote "generations"	Town would not be able to restrict the future sale of these parcels.
4	Goal 3 objective 4. Yes, include this but carefully	
5	Goal 3. Objectives 5. Yes, include this with town farmers markets one day a week.	We are going to the concept of a farmers market into the plan.
6	Goal 3. Objectives 6, 7, 8. Group agrees with these.	
7	Goal 3. Encourage local supermarkets to buy local produce.	We agree this should happen, however it really isn't a Town role.
8	Goal. 3. Deer problem needs to be addressed.	We will work this into the plan.
	<b>Comments from the 1/31/11 meeting</b>	
1	Streamline the regulatory process	This is in the plan.
2	Better marketing of affordable farmland program or existing farmland	Currently there is not an existing affordable farmland program, however we take note that should one be created it needs to be marketed effectively.
3	Agree with bringing back the 'set off'	
4	Great internship for agriculture and aquaculture, where kids can get school credit	This is already in the plan.





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	for working in these industries.	
5	Facilitate opportunities for local agriculture to co-promote via social media	The promotion of local agriculture is in the plan, though not specifically through social media.
6	Educate local population about seasonal product availability and pairing possibilities – unique products are created on the North Fork. Maybe use town website or local TV channel.	This is already in the plan.
	<b>Written comments</b>	
1	3-1, 3-2, 3-3. Include the wine Council in partnerships. As	We will do so.
2	3-4. This section states that agriculture supports 1000 jobs in the town of Southold, but does this include people who work in winery tasting rooms and farm stands? What are the salary ranges? Are the majority of the jobs seasonal or year-round? Are most of the people employed by agriculture living in Southold or can they afford to live in Southold? Are they migrant workers who send the bulk of their paychecks back to their families in other countries? While supporting agriculture and cherishing our agricultural history, we must not lose sight of the fact that in order to have a diverse population, every effort must be made to cultivate those jobs which give people who work in Southold the opportunity to live in Southold	The Housing Chapter and Human Services Chapter will address these issues.
3	3-4b. The wine Council points out that they already have a Long Island Wine and Food Festival, that they feel achieves the same objective as the "savoring Southold". They suggest the town help support this event rather than creating something entirely new which may end up cannibalizing both projects.	We will reword this section to acknowledge the Long Island Wine & Food Festival instead of promoting a new event.
4	3-6. Include the wine Council in discussions	We will do so.



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	on renewable energy such as windmills.	
5	3-7. Include the Long Island Farm Bureau in partnerships.	We will do so.
6	3-8. This should not be the only consideration. The well-being of the entire community and overall good must be considered as well.	We agree. That consideration is automatically part of any proposal to change zoning districts both through the current town code, and the State Environmental Quality Review Act.
7	3-8. Include the Long Island wine Council in partnerships	We will do so.

### GOAL 4

	Comments from the 1/22/11 meeting	
1	Goal 4- 3. Blue way trail relates to objectives 1. (see below for more detail) A. Signage, promotion, public waterfront access e.g. oyster factory, Bay Ave. road end, East Marion B. Consider separate canoe/kayak areas to increase safety and protection from motorboats and jet skis	Much of this will be included in the Parks & Recreation Chapter.
2	Goal 4. Consider public access over private property to enhance trails near the water and make them longer. Example: town could purchase trail easements from landowners	This will be included in the Parks & Recreation Chapter.
3	Goal 4. Improve and increase number of access points to existing waterfront like Arshomomaque pond (ice skating, ice boating)	This will be included in the Parks & Recreation Chapter.



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4	Goal 4. More enforcement is needed both for water quality and water activities. Consider voluntary deputy constables and youth deputy constables	We agree and will add the idea of better enforcement into the plan, however we will not add in the idea of volunteer enforcers due to the expected liability issues making this idea unfeasible.
5	Goal 4. Marina business uses. Consider adding indoor public swimming pool as a use.	This will be included in the Parks & Recreation Chapter.
6	Goal 4.3. Add Southold Transportation Commission to the Responsible Parties.	We will do so.
	<b>Comments from the 1/31/11 meeting</b>	
1	Improve public access for commercial fishing opportunities, town owned land cooperative	This idea is partially already in the plan. The specific idea of using Town owned land is not in the plan.
2	Reevaluate the M1 and M2 for light uses: beach clubs, sail clubs, minimum lot size is too large - trade-off to reach larger public goals; flexibility in uses. These parcels are an asset to the town.	This idea is already in the plan.
3	Mattituck Inlet connect to love Lane – underused, create municipal Marina – like Mitchell Park in Greenport	We will incorporate this into the plan.
4	Dredge Mattituck inlet	We will incorporate this into the plan.
5	Divide objectives to into management plans and water quality	We will do so.
6	Grants to fund these projects are needed	We agree.
	<b>Written comments</b>	
1	4-1. We fully endorse this section (maintain consistency with the policies adopted under the Local Waterfront Revitalization Program) this should be a guiding principle for all lawmakers and boards of the town.	
	4-2 Excellent inclusion... invite Marina Operators, US Power Squadron, USCG Auxiliary as “Responsible Parties”.	We will do so.



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2	4-4. Allowing more intense uses at the larger marinas must be done with the utmost consideration of the greater impact to the Town environment. Marina operations have come into sharp conflict with the health and rehabilitation of our waters as well as residential concerns. We advocate the use of lower impact activities on our waterfront.	We agree & environmental review would be done prior to making any potential changes to the code along these lines.
3	4-5. We applaud the plan's call for preservation of more shorefront land for public access, but the right to public access to all of Southold shorelines must be maintained. Public access hampered by inappropriate shoreline development (bulkheads, docks etc.) must be addressed. In addition we urge compliance with the concepts in the Scenic Byway report.	This topic will likely be addressed in the Natural Resources & Environment Chapter. Also, the Community Character Chapter is where the concepts from the Scenic Byway report will be more fully addressed.

### GOAL 5

	Comments from the 1/22/11 meeting	
1	Goal 5. Idea of a wine train does not seem useful because of the lack of train service. Instead consider a wine bus or some other theme bus, general use town loop with minibuses supported by the wine industry	We will add the idea of a bus or other type of shuttle to this objective.
2	Goal 5. Farmers market in a central town location.	We will add in the idea of a farmers market.
3	Goal 5. Promote wine – but controlled drinking have a designated driver campaign	We agree this issue needs addressing, however this should probably be an industry-driven initiative
4	Goal 5. Biking on route 25/main road is scary. Consider promoting bike routes north and S. Of Main Rd. instead.	This will be addressed in the transportation chapter.



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5	Goal 5. Require registration/permits for bikes – Large bike events, one support vehicle, and limit the number of bikes to 75.	This is a topic for the transportation chapter.
6	Goal 5. Promote tourism but require traffic control	This is a topic for the transportation chapter.
7	Goal 5. Promote affordability of housing.	This idea is already in the chapter.
8	Goal 5. Shuttle that originates at some big parking lot in Calverton, stops at hotels in Riverhead, then makes the round on a regular schedule to wineries and downtowns.	We will add this idea into the chapter.
<b>Comments from the 1/31/11 meeting</b>		
1	Extend tourist season	The chapter already addresses this by focusing on tourism in general.
2	Balance tourism with the impediments that it might bring	This idea is already in the chapter.
3	Business community work together to promote tourism	This idea is already in the chapter.
4	improve mass transit, buses and trains, boats, service and connectivity of different transportation modes	This idea is already in the chapter, and will also be in the Transportation Chapter.
5	Kill objective five. Instead focus on other communities that are more similar and successful at managing tourism and have similar characteristics: Nantucket, Martha's Vineyard. Another is Stellenbosch South Africa	We agree and will revise this objective to focus on communities with issues similar to Southold, rather than on our namesake "Southwold".
6	Commercial districts/waterfront business destination harbors.	We agree with expanding these, and this concept is essentially in the chapter already.
7	More uniform, elegant signage	This idea is already in the chapter.
8	Public relations to raise awareness of North Fork in New York City, work with Jitney and	We will work this idea into the chapter.



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	car services. An advertising campaign to raise awareness of the North Fork lifestyle as being quieter and scenic.	
	<b>Written comments</b>	
1	5-1. Why rename the visitors booths? They are already named appropriately	We will remove this objective.
2	5-2b. While we certainly applaud the idea of doing a tourism marketing plan to increase year-round visitation, we are not sure about the idea of creating a new tourism website. Would this be part of the town's website, or a new site in addition to the North Fork promotion Council's new site? If it's the latter, we would question the necessity of another, separate site. Many consider this regions marketing efforts to be too fragmented already.	We will rework this objective to take this into account.
3	5-4 and 5-4a. We believe this is an essential part of the solution to the pressures of growing traffic congestion.	





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### GENERAL COMMENTS

	Comments from the 1/22/11 meeting	
1	Appendix D. Business Inventory - double-check the businesses addresses - many listed for East Marion are actually in Cutchogue.	We will correct the errors.
2	<p>Understand, recognize and accept the issues that hinder economic viability.</p> <p><b>A. High cost of real estate relative to income potential</b></p> <p><b>B.</b> Seasonal nature of business</p> <p><b>C.</b> Lack of population base</p> <p><b>D.</b> Competition</p> <p><b>E.</b> No higher educational institutions</p> <p><b>F.</b> Distance and cost of access</p> <p>The following are approaches that could help counter the above hindrances to economic viability:</p> <ol style="list-style-type: none"><li>1. Discourage speculation, as this drives up land costs and has little benefit to the community. Vermont has a program which imposes a graduated penalty on any profits of a resale made within five years of purchase.</li><li>2. Tax property on square footage, not market value. This way people will spend money to modernize/repair existing facilities without fear of an increase in taxes. (how about only if ownership doesn't change)</li><li>3. Summer jobs for youths, preferably in environmental, civic realm.</li></ol>	These are all good ideas which we will keep in mind.
3	Need to define unique character and roll it into a larger context and not have the town become a clone. Brand Southold. What makes Southold unique as an attraction – it's low-key, attractive natural environment, relaxed atmosphere. In keeping with that, avoid too many events as we	We are adding the idea of "enhancing the brand of Southold" to the chapter.



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	already have a lot of them and they do not always support existing businesses, residents, and seasonal owners. Do not do anything that harms the environment. Support small businesses, not large developers.	
4	Help businesses develop markets outside of Southold, while using the North Fork brand	This is a good idea, though maybe not the role of the Town.
5	<p>These business types need more consideration in the chapter:</p> <ul style="list-style-type: none"><li>A. Arts (visual, music, theater/movie, literature, publishing) Southold has a long tradition here.</li><li>B. Education: higher and/or specialized. Two successful examples are the Culinary Institute in Riverhead and the Pearlman summer music camp on Shelter Island. Seasonal programs are feasible.</li><li>C. Census shows the higher than average percentage of people work at home and certain hamlets. Examine their needs. Note: Greenport and Sag Harbor have some of the most interesting Census statistics that support a sustainable and vibrant community. Understand these benefits.</li><li>D. Small construction/deconstruction and landscape businesses</li><li>E. Professionals</li><li>F. Environmental stewardship</li><li>G. Older population: let's take advantage of it, not view it as a detriment. Not only do we need services for the elderly, but they themselves often start new careers and businesses. They have deep experience and intelligence. We should consider educational and job opportunities for the elderly as well.</li><li>H. Seasonal workers: what happens in winter? Do we have a program to</li></ul>	<p>We're going to add more into the chapter about recognizing and building on our region's culture and arts.</p> <p>We asked our consultant to consider all the business types on this list and to work them into the plan.</p> <p>On the issue of seasonal workers, the Human Services chapter will address this in more detail.</p> <p>On the issue of illegal workers, it's a good point, however the problem is bigger than the Town or any local government can handle.</p>



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	<p>support this?</p> <p>I. No discussion of illegal workers and how to handle this</p> <p>J. Green jobs cover more than renewable energy, for example: architects, landscape designers, construction workers, material suppliers, deconstruction, reuse/recycle, low flow plumbing fixtures, alternative fuel, alternative vehicles, native plant nurseries, maintenance products, and natural ingredient products. Consider a free listing of vetted green businesses on town website</p>	
6	The chapter seems to general. Identify and map locations and generate a prioritized action plan with cost and time resources identified. Also, if money is to be spent. Assess benefit.	We agree with this, especially for Goal 2, and we're reworking it to clarify and make it more specific.
	<b>Comments from the 1/31/11 meeting</b>	
1	Remove the recommendation about discouraging franchises.	We will do so.
2	<p>Bed &amp; Breakfast issues</p> <p>allow new uses that are in line with today's bed-and-breakfast business needs.</p> <p>For example spa services such as massages are expected by bed-and-breakfast customers, yet are not allowed in the current town code.</p>	This is an issue that the proposed Economic Development Committee can address.
	<b>Written comments submitted</b>	
1	<p>Where do you place the artists and art gallery owners, the musicians and music teachers, the arts and crafts people who need commercial space and businesses that supply their needs? They are a part of the tourist attraction. They also could be the source of jobs (piecework in the winter for unemployed seasonal workers). Peconic Landing employees at least to our</p>	We're going to add more into the chapter about recognizing and building on our region's culture and arts.



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	teachers the season to meet the needs of our resident artists. The "plein air" quality of our atmosphere could attract many other people enjoying painting as a hobby. The artists, in turn, would spend time and money in town.	
2	There is no reference to women in the workforce and their needs. Younger women need childcare and good schools with afterschool care. They need jobs that do not discriminate and provide appropriate benefits.	This issue is more suited to the Human Services chapter.
3	Encourage greater communication between town government, business, and school districts for example by discussing/designing ways schools can offer courses preparing students more specifically for employment/entrepreneurship in our primary economic engines: agriculture, tourism, maritime industries.	This idea is already in the chapter.
4	This chapter should include some sort of acknowledgment that many members of the agriculture and tourism workforce are in fact undocumented/illegal/otherwise under the radar and behind-the-scenes. Since jobs and housing and transportation really all tie into the overall economy, I think it's important that Southold planning and policy makers keep this in mind throughout the process. While we talk about creating more housing for the 55+ population, there is been scant mention of creating safe housing for the transient worker population which will be greatly needed if the ad and tourism sectors continue to expand. If the town creates more low-wage jobs in those sectors that are filled largely by undocumented workers, it will simultaneously drive them into absentee landlord/overcrowded dwelling situations which we need to be prepared to address is the town.	These issues are more suited to the Human Services & Housing Chapters. Some of these issues are beyond the purview of local government.
5	Affordable housing for young people: Town give them an incentive to buy here. For	We will add this concept into the plan.



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	instance, easing the burden of the Peconic Bay region land tax would help ease closing costs for first-time or younger buyers.	
6	Target small and/or local businesses for Town RFPs. The Federal Government has programs that are aimed specifically for only small businesses to bid on for services to various Federal Government agencies. If the town were able to create a similar program where only small businesses could bid on certain Town proposals, it might help give an extra boost to those starting a small business within the town. Or even if the Town could close the bidding to only business who are within the Town.	This is something the proposed Economic Development Committee could consider.
7	If the Town were able to give tax breaks or credits for both blue collar and white collar businesses who moved to the town, it might make it more attractive for them. Would the town also consider leasing surplus property or acquiring other public corporate property, such as the SCWA property on Boisseau Avenue in Southold, with the intention of making it available for businesses, much like what is happening with the Hampton West Business Park at Gabreski Airport?	<p>The idea of tax incentives are already in the chapter.</p> <p>The idea of the Town leasing surplus property is something the proposed Economic Develop the Committee to consider.</p>
	As a new resident I found the public session I attended in East Marion very helpful and informative. I wondered why there was no discussion of the impact of the seasonality of much work on the North Fork, particularly on the Latino residents who make up such a large part of the unskilled semiskilled workforce. People who depend on housecleaning yardwork landscaping etc. are really hurting in the winter. I don't know what can be done but it surely a matter that ought to be discussed perhaps that is part of another chapter?	These issues are more suited to the Human Services & Housing Chapters. Some of these issues are beyond the purview of local government.



# **S o u t h o l d   2 0 2 0**

## **The New Comprehensive Plan for the Town of Southold**

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